

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

May 8, 2014

Minutes

(Subject to Board of Director's approval)

The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Craig Nicholson, Board President, called the meeting to order at 6:03 pm.

Board Members present:

Howard Lange

Joe Mora

Absent Board Members: Jaime Escobedo and Mary Scott

Also in attendance:

Mr. Lafranchi (unit 213)

Ms. Hall (unit 351)

James Nguyen from Bartlein & Company, Inc.

Bill Bold (Scribe)

Mr. Lafranchi discussed **planters** placed in the Common Area and requested the Board approve **roll-up shades** for his porch and the installation of "pavers" from the walkway to the unit patio; Board requested an example of the proposed shade before considering and denied his request for paver installation.

Meeting Minutes: The **April Board Meeting minutes** (4/10/14) were **approved** as presented.

Treasurer's Report:

	Apr-14	YTD
Total Income	66,750.00	271,196.15
Operating Expenditures	31,710.25	145,552.79
Reserve Expenditures	0.00	6,500.00
Total Expenditures	31,710.25	152,052.79
Transfer to Reserve	(35,039.75)	(119,090.36)
Transfer from Reserve	0.00	64.00
Total in Savings	1,358,901.14	
Total Assets	1,391,275.26	

James N. reported Operating Expenses are approximately 1.5% above budget schedule. The April Treasurer's Report was unanimously **accepted** as presented. James N. reported the interest rate on the CDARS savings account at Community West Bank has been increased by 0.25%.

Joe M. reported routine **landscape maintenance**, including new planting; reduced water usage and the possibility of a future rebate from GMWD.

Old Business

- **Unit exterior address numbers:** James N. reported the new, metal number were ordered at Capitol Hardware (\$1,300+).
- **Revision of Resident Guidelines:** Tabled. Waiting to have a full Board present.

No other Old Business

New Business

- **Landscaping Maint. Agreement:** The Board discussed and **approved** a \$150+ per month increase in fees from Enviroscaping (Joe M. abstaining); fee is now \$5,394 per month.
- **Planters in Common Area:** Unit 213 owner moved planter boxes onto private walkway, per Board's request. An article will be placed in the monthly newsletter advising owners to not place plants or planters on wall or ledges at the Grove.
- **Building 7630 pests:** Due to the heavy presence of ants and spiders, Enviroscaping will place ant "traps" at all buildings (exterior)
- **Executive session:** Summary of 4/10/14 - The Board discussed attorney fees/billing; restraining order.

No other new business

At this time, the Board convened in Executive Session.

The meeting was **adjourned** at 7:46 pm.

The next Board meeting is scheduled for Thursday, June 19, 2014, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Submitted by Bill Bold, Scribe